



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 10, 2012

REQUEST: Baltimore City Landmark Designation / Appold-Faust - 305-307 W. Baltimore Street

RECOMMENDATION: Approval

STAFF: Melvin Hicks

PETITIONER(s): Commission for Historical and Architectural Preservation (CHAP)

OWNER: Sean MacCarthy and Alex Shewchuk, Faust Brothers LLC, Accent Development Company

SITE/GENERAL AREA

Site Conditions: The property is improved with a late 19th century commercial building with cast-iron architecture. It is six stories in elevation.

General Area: The building is located on the block between West Baltimore Street and Redwood Street in the Market Center or the Westside neighborhood of Baltimore.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

CONFORMITY TO PLANS

This action is consistent with the City of Baltimore's Comprehensive Master Plan, with respect to protecting and enhancing the preservation of Baltimore's historic buildings and neighborhoods.

ANALYSIS

This is the second public hearing for this structure as part the Baltimore City Landmark Designation process. The first hearing occurred on April 10, 2012, when the CHAP Commission reviewed and recommended approval of Landmark designation for the Appold-Faust structure, located at 305-307 West Baltimore Street. After the Planning Commission recommends approval of landmark designation, the request will be sent to City Council to secure legislation for the landmark designation.

The Appold-Faust structure is a late-19th century iron-front factory and warehouse building. This building is one of the finest examples of cast-iron architecture in the City. It is one of a handful of buildings in the City that have two cast-iron façades. Cast-iron façades were once ubiquitous in the business district. The building was constructed in 1870 by prominent builder Benjamin F. Bennett and the ironwork likely cast by the foundry of Bartlett, Robbins, and Co. for George J. Appold, a prominent Baltimore businessman. The rear of the building was constructed in 1875 for John Faust, a pioneer in machinated shoe manufacturing. The building housed a variety of businesses and manufacturing firms, representative of how the garment district grew and changed throughout its history.

This late 19th century commercial building is significant as one of the few buildings with two cast-iron facades left in the City. Its principal cast-iron façade is located on the southern side of the 300 block of West Baltimore Street. The building extends the length of the block to the northern side of Redwood Street. This façade features cast-iron on the first two floors. The Baltimore Street façade is strikingly similar to that of 300 West Pratt Street. The façade is five stories tall and four bays wide. The first floor has recently been restored to its original appearance, which was recorded in several late-19th century illustrations. In the mid-20th century, this first floor was altered significantly. Now restored, the first floor is comprised of four segmental arch bays, framed by fluted piers with Corinthian columns. The inner two bays have double-leaf doors, and the outer two bays have display windows. The upper floor stories have four bays; each filled with segmental arch window and framed by Corinthian columns. All of the bays are deeply recessed and feature paneled soffits. The spandrels between the arches are decorated with molded paneling. Each floor has an intermediary cornice with modillions. The windows in the second, third and fourth floors have 4/4 sash windows, and those in the fifth floor are 2/4 sash. The cornice has dentils and egg and dart molding, overhangs a paneled frieze, and is supported by paired foliated brackets. The cornice soffit features rosettes. Above the first floor, the corners of the building have alternating rusticated and paneled iron blocks that imitate stone quoins.

The rear façade of the building on Redwood St is six stories tall, due to a difference in grade. The first two stories are cast-iron, with four segmental-arch openings separated by paneled pilasters topped with Corinthian columns. There is a fleur-de-lis in place of a keystone on each arch, and the spandrels feature a foliated bracket. The intermediary cornice at the top of the cast-ironwork features modillions and dentils. The first floor has four double-leaf doors. The bays of the second floor feature large 6/6 sash windows. The rest of the façade is brick. The second, third and fourth floors feature brick quoins on the sides of the building, and 4/4 sash arched windows in each bay, topped with a band of connected brick hoods. There is an intermediary cornice between the fifth and sixth floor. The sixth floor features six 4/4 sash arched windows and lacks ornamentation.

The Appold-Faust Building meets CHAP Landmark Designation Standards:

- B. A Baltimore City Landmark may be a site, structure, landscape, building (or portion thereof), place, work of art, or other object which:
 - 1. Is associated with events that have made a significant contribution to the broad patterns of Baltimore history;

The Appold-Faust Building is a late-19th century iron-front factory and warehouse. It is one of the few iron-front buildings that survived the Great Fire of 1904. It housed a variety of businesses and manufacturing firms, representative of how the garment district grew and changed throughout its history.

2. That is associated with the lives of persons significant in Baltimore's past;

The building was constructed by prominent builder Benjamin F. Bennett and the ironwork likely cast by the foundry of Bartlett, Robbins, and Co. for George J. Appold, a prominent Baltimore businessman. The rear of the building was constructed for John Faust, a pioneer in machinated shoe manufacturing.

3. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

This structure is one of the few remaining buildings in Baltimore City that has two cast-iron façades. Cast-iron façades were once ubiquitous in the business district, but many were lost in the Great Fire of 1904, and others lost to development. This five-story ornately cast iron-front building is one of the finest examples of cast-iron architecture still remaining in Baltimore.

Staff has notified the following of this action: Downtown Partnership, Baltimore Heritage, Baltimore AIA Chapter, Baltimore City Historical Society, Preservation Maryland and City Council Representative.

Thomas J. Stosur
Director